

RETAIL SPACE
AVAILABLE FOR LEASE

DOCKSIDE

894 TIGER BLVD, CLEMSON, SC 29631


PINTAIL

LEASING *contacts*



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The information contained herein has been given to us by the owner of the property and we have no reason to doubt its accuracy, but we do not warrant its accuracy. You should be verified prior to purchase or lease.

ABOUT *dockside clemson*

ADDRESS 894 Tiger Blvd., Clemson, SC 29631

TAX MAP NO 4044-14-44-5899 (Pickens County)

PARKING Ample on-site parking

HIGH VISIBILITY 31,000+ VPD on Tiger Boulevard

PRIME LOCATION Dockside Clemson is located just 1.2 miles from Clemson University which has a student population of 29,077. An off-campus student housing complex located on Lake Hartwell, Dockside offers many amenities including a private shuttle bus to Clemson University's campus and a public dock on Lake Hartwell providing visitors access to the retail and restaurant options at Dockside which include Your Pie, Tap-In, and Coyote Coffee among others. This property is located along Tiger Boulevard at a signalized intersection and along the CATbus shuttle route that services Clemson, Central, Seneca, and Pendleton. Tenants at Dockside Clemson will have the added benefit of 203 apartment units, accommodating up to 683 residents living on site. The three available suites at this development offer patio space and a common area for concerts and other outdoor events. Two of the suites have some restaurant infrastructure in place to include grease trap, HVAC and chases for exhaust.

available space

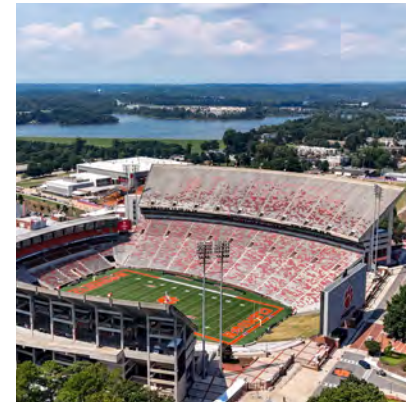
IMMEDIATELY AVAILABLE

SUITE 2 ±3,538 SF

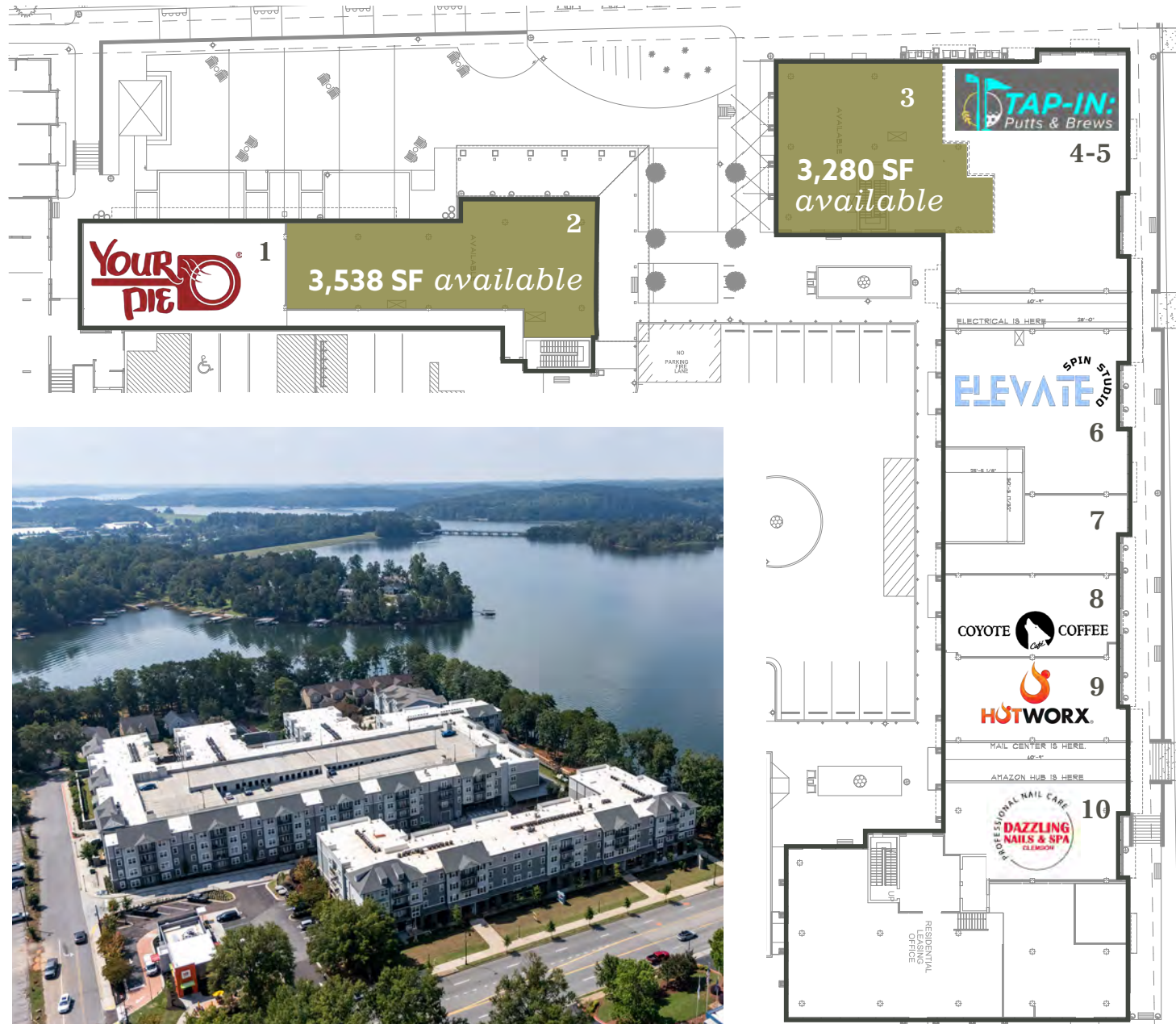
SUITE 3 ±3,280 SF

RENT \$25.00 PSF

Contact us for other upcoming opportunities

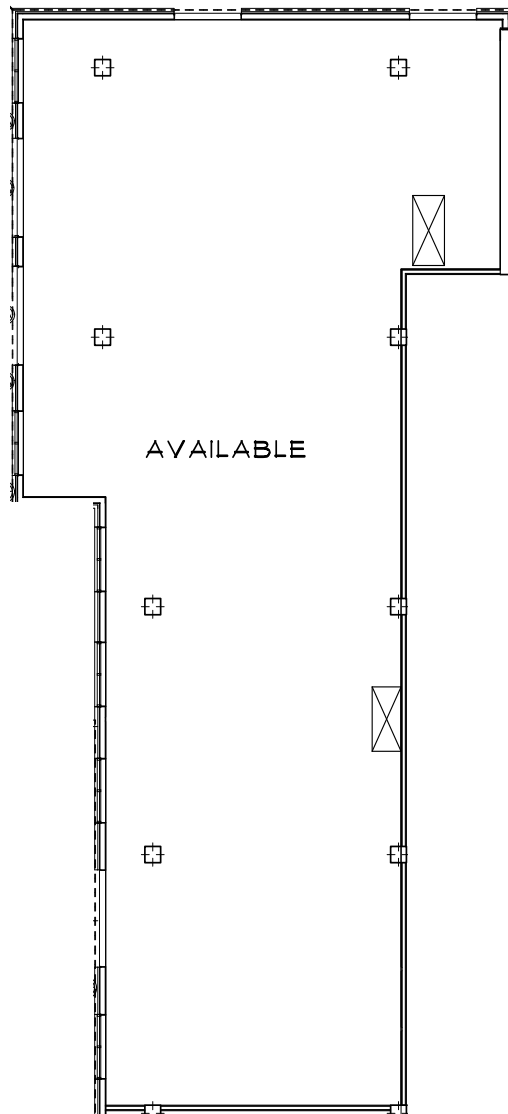


RETAIL SITE PLAN *dockside clemson*



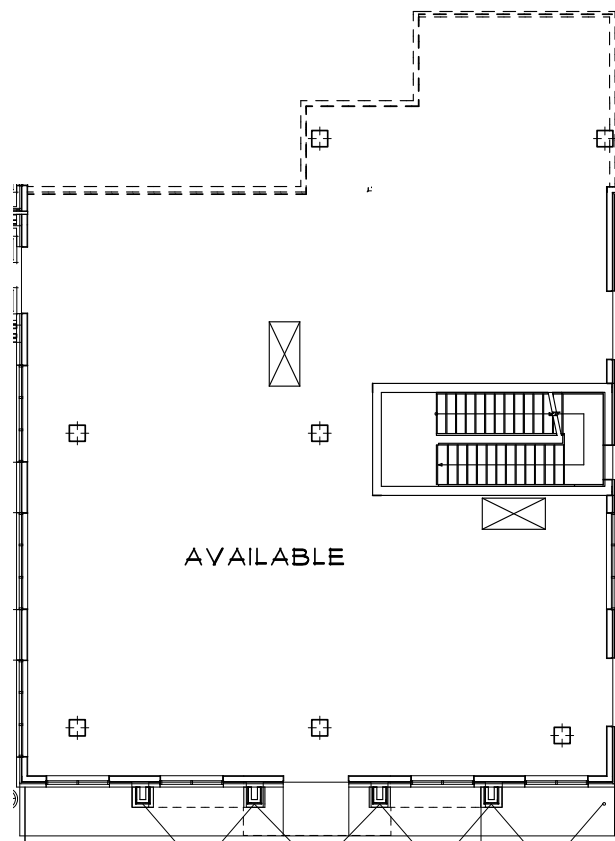
SUITE 2 | RESTAURANT

±3,538 SF



SUITE 3 | RESTAURANT

±3,280 SF



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SURROUNDING AREA

LAKE HARTWELL

EPOCH
STUDENT HOUSING
(±1,235 BEDS)

ANMED HEALTH

STUDENT HOUSING UNITS
(±1,553-2,000 BEDS)

DOCKSIDE

Commercial Establishments:
 Subway, Ruby Tuesday, Cook Out, Zaxby's, McDonald's, Chick-fil-A, Five Guys, Great Clips, Michaels, Marsha's, ULTA, Hilton, Petco, Dunkin', Starbucks, Dollar Tree, Bank of America, Chase, Williams-Sonoma, Hardee's, Shoney's, Sizzler, Outback Steakhouse, Longhorn Steakhouse, Texas de Brazil, and many others.

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DOCKSIDEROOM

Commercial and Retail Establishments:
 Michaels, Marshall's, ULTA, Hilton, five BELOW, PETCO, FIVE GUYS, Great Clips, Ruby Tuesday, SUBWAY, COOK OUT, Zaxby's, Chick-fil-A, McDonald's, Dunkin', Starbucks, and others.

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Other Features:
 Baseball field, soccer field, and other recreational areas are visible in the southern part of the map.

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AREA DEMOGRAPHICS

2024	0-1 MILE	1-3 MILE	3-5 MILE
AVERAGE AGE	28	30	34
TOTAL POPULATION	6,053	27,616	50,864
TOTAL HOUSEHOLDS	1,606	8,564	18,583
AVG. INCOME/HH	\$69,460	\$74,044	\$72,556
AVG. VALUE/HH	\$329,142	\$365,580	\$333,454





for more information on the retail spaces available, please contact:

BRIAN SCURLOCK bscurlock@pintailcre.com | 864.752.5656
REYNOLDS FLOWE reynolds@pintailcre.com | 864.980.8951

